

WHAT'S NEW?



IREMS 2.5.1

Overview

This document provides information on the issues included in **iREMS** release 2.5.1.

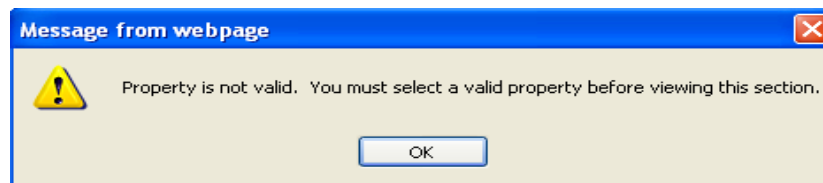
The **What's New** addresses new issues identified by users or the iREMS development team. These items may include functionality or feature changes. There are also explanations for modifications or improvements instituted to maintain system performance.

The **Policy/Regulations** section addresses any business rule highlights, announcements, or changes that are necessary to maintain accurate property portfolios.

ASSET MANAGEMENT

Portfolio /Dashboard

Previously users, with more than five role codes, could experience a problem when they attempted to select a property using the property search feature. IREMS would only look through the 1st five role codes. If a user's role code (PM, BPM, SCA or BCA, for example) didn't fall within the first five role codes, an error message displayed: "*Property is not valid. You must select a valid property before viewing this section.*"



The iREMS system and coding have been changed to pass over all role codes that the user has and retrieve the properties that are assigned to them. (There is no longer a limit of five role codes).

Property Participants

- **Current Owner/Contact**
 - **Current Owner Detail**
- **Current Lessee/Contact**
 - **Current Lessee Detail**

Previously, some of the iREMS users were confused regarding the *Owner (or Lessee) Fiscal Year End Effective Date* and how that differs from the *Owner (or Lessee) Effective Date*. The labels in pertinent pages have been regrouped so that it is clearer that the *Fiscal Year End Effective Date* is coupled to the *FYE month and day*, and that should not get confused with the *Owner or Lessee Effective Date*.

The Owner and Lessee detail pages have been modified to re-arrange current data input fields, to re-name certain data input fields (on the application only, not in the database), and to add a 'Note' (with an asterisk) to help explain one of the fields that has caused confusion among the users. Modification detail below:

On the **Current Owner Detail** page, the modifications are listed below:

- The *Date Owner Assumed Financial Responsibility (FASS)* field has been moved up above the *Owner Financial Statement Required* field. A box has been placed around the *Date Owner Assumed Financial Responsibility (FASS)* date input field.
- The previous label of *Owner Fiscal Year End Effective Date* has been changed to *Owner Fiscal Year End Change Notification Date*.
- A box has been placed around the *Owner Fiscal Year End Date (mm/dd)* and the *Owner Fiscal Year End Change Notification Date* to visually group these two labels together.
- An asterisk (*) has been placed just after the label *Owner Fiscal Year End Change Notification Date* and an asterisk(*) has been added followed by the following text, "*Owner Fiscal Year End Change Notification Date is the last established date of the Owner's FYE and it should not be changed every year. If FYE changes for the owner then enter the date you were notified. There should be at least one record in the history and there should only be other records if the owner changes their FYE.*"
- The changes above display on the **Summaries - Consolidated Screen Print** under the *Current Owner Detail* and the *Current Lessee Detail* sections.

Date Owner Assumed Financial Responsibility (FASS): 09/17/1978	
Owner Financial Statement Required: Yes	
Owner Fiscal Year End Date: (mm/dd)	07/31
Owner Fiscal Year End Change Notification Date*: 04/27/2000	
(*Owner Fiscal Year End Change Notification Date is the last established date of the Owner's FYE and it should not be changed every year. If FYE changes for the owner then enter the date you were notified. There should be at least one record in the history and there should only be other records if the owner changes their FYE.)	
FYE History	

Changes described above

Property Participant List	Current Owner/Contact	Owner History/Narratives	Current Lessee/Contact	Lessee History/Narratives	Current Management Agent/Contacts	Management Agent History/Narratives	Management Fees	Sponsor/ Developer/Contact
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Current Owner Detail

Name: The Associated Blind Housing Development Fund Corp **TIN:** 132951474
Street: c/o Comerford & Dougherty, LLP **Phone:** 516-248-4817
 1122 Franklin Avenue, Suite 406 **Fax:** 516-248-1302
E-Mail: mcomerford@mcmdlaw.com

City: Garden City
U.S. State or Territory: NEW YORK
Foreign State or Territory:
Country: USA
U.S. Zip Code: 11530
Foreign Postal Code:
Standardization Status: Not Standardized
Source System: APPS

Company Type: Non-Profit
Owner Legal Structure: Corporation
DUNS #:

Date Owner Assumed Financial Responsibility (FASS): 09/17/1978

Owner Financial Statement Required: Yes

Owner Fiscal Year End Date: (mm/dd) 07/31

Owner Fiscal Year End Change Notification Date: 04/27/2000
 (*Owner Fiscal Year End Change Notification Date is the last established date of the Owner's FYE and it should not be changed every year. If FYE changes for the owner then enter the date you were notified. There should be at least one record in the history and there should only be other records if the owner changes their FYE.)

FYE History

Date Deed Recorded: 09/17/1978

Regulatory Agreement signed by current owner and HUD? Unconfirmed

Date Signed:

Date of Last Amendment:

Distribution Allowed: Unconfirmed

Source Document for Distributions: Unconfirmed

Final HUD TPA Approval Date:

Owner Contact

Name: James Falborn **Phone:** 212-260-1731
Title: **Fax:**
Street: 6 Cooper Road **Pager/Cell Phone:**

Current Owner Detail page

Note: Same changes apply to the *Current Lessee Detail* page.

Property Participant List	Current Owner/Contact	Owner History/Narratives	Current Lessee/Contact	Lessee History/Narratives	Current Management Agent/Contacts	Management Agent History/Narratives	Management Fees	Sponsor/ Developer/Contact	
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Current Lessee Detail

Name:	TIN:
	Phone:
Street:	Fax:
	E-Mail:
City:	
U.S. State or Territory:	
Foreign State or Territory:	
Country:	
U.S. Zip Code:	
Foreign Postal Code:	
Standardization Status:	
Source System:	

Company Type:
Lessee Legal Structure:

Lessee/Lease Effective Date:
Lessee/Lease Expiration Date:

Lessee Financial Statement Required:
Lessee Fiscal Year End Date: (mm/dd)

Lessee Fiscal Year End Change Notification Date *:
(* Lessee Fiscal Year End Change Notification Date is the last established date of the Lessee's FYE and it should not be changed every year. If FYE changes for the lessee then enter the date you were notified. There should be at least one record in the history and there should only be other records if the lessee changes their FYE.)

Regulatory Agreement Signed Date:
(Regulatory Agreement for Health Care Facilities
under Section 232, Form HUD-92466-HCF2002)

Lessee Contact

Name:	Phone:
Title:	Fax:

Current Lessee Detail page

Contract Processing

- **Rents**

On the **Contract Processing - Function Detail - Rents** screen, if the user clicks the '*Overlay Rents from TRACS*' button the zero bedroom unit information gets resaved into the renewal_rent table with a different sequence number than before, but only in Oracle and not Sybase. However, if the user updates the rents again it will dual commit to Sybase with the incorrect information and transmit to the **TRACS** system with the wrong information.

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[DEC Referrals](#)
[DEC Report & Narratives](#)
[Financial Statements](#)
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[DEC Portfolio Reviews](#)
[DEC Workload Queues](#)
[Agency Administration](#)
[Secure Systems](#)
[Logout](#)

Type and Occupancy Eligibility
Units and Narratives
Housing for Disabled Survey List

Current Reviewer Cover Sheet
Section I Occupancy
Section II Accessible Units
Section III Program Accessibility
Final Submission

Units and Narratives

Property Unit Information			
Unit Type	#Contract Units	#Insured and/or Non-contract Units	#Total Units
0	8	0	8
1	26	0	26
2	0	1	1
3	0	0	0
4	0	0	0
5	0	0	0
6	0	0	0
7	0	0	0
8	0	0	0
9	0	0	0
Unknown	0	0	0
Total Units	34	1	35

Occupancy – Units and Narratives

Section & Contract: **TRACS Contract** | Function: **Function Detail**

Contract Number: **10317381014** | Stage: **104**
 Function Type: **Renewal** | Action: **FY 2014 - 4 Request Renewal for Projects Exempt from O&P**
 Effective Date: **06/01/2014** | AFAMS Status: **Pending**

Rents

Buttons: **Add New Rent Record** | **Overlay Rents with Current Rents from TRACS**

HED Approved Rent:

Calculated Renewal Rents:

Unit Type	# of Units	Current Contract Rent at Expiration	Comparable HED 102720 Rent	OCM Adjusted Rent	Budget Based Rent	Renewal Rent
0	0	707		710		
1	20	704		696		
Rent Potentials						
Monthly		28300		26700		
Annual		315600		320400		

Renewal Rent Effective Date: **06/01/2014**

Monthly Reserve for Replacement Deposit Amount (most recently entered amount): **2144.00**
 Monthly Increase to the Reserve for Replacement Account (as adjusted by OCM): **32.16**
 Monthly Reserve for Replacement Deposit Amount (Sum of the Two Lines Above): **2176.16**

Dispute/Approval Comments:

Rents Final for Contract Exhibit: ☐ Yes ☒ No

Rents Final for Contract Exhibit Date:

Utility Allowance Changed Comments:

Utility Allowance Changed: No

Function Detail – Rents

Message from webpage

The Renewal Rent tables will be overlaid with the current Rent values from TRACS (displayed on the Property Attributes page). Any updates made to these Rent tables will be lost. Do you want to proceed?

Buttons: **OK** | **Cancel**

warning message

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 Effective Date: **06/01/2014** | AFAMS Status: **Pending**

Rents TRACS Overlay Successful

Buttons: **Add New Rent Record** | **Overlay Rents with Current Rents from TRACS**

HED Approved Rent:

Calculated Renewal Rents:

Unit Type	# of Units	Current Contract Rent at Expiration	Comparable HED 102720 Rent	OCM Adjusted Rent	Budget Based Rent	Renewal Rent
0	0	707		710		
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Dispute/Approval Comments:

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Rents Final for Contract Exhibit Date:

Utility Allowance Changed Comments:

Utility Allowance Changed: No

Function Detail – Rents (TRACS Overlay successful)